

Emilia-Romagna region

INVESTMENT OPPORTUNITIES - 2024

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About the project

This publication includes a wide offer of properties in Emilia-Romagna, promoted by the regional territories. The selection that you find here has been imagined and developed with the goal of bringing an interesting and varied presentation of the investment opportunities available in the region. The project serves also as an example of a successful collaboration between public and private partners.

Emilia-Romagna, endowed with advanced physical and digital infrastructures and a consolidated governance model, is an extremely attractive territory for investments, thanks to a rich and ever-growing economy, as well as a rebounding construction industry and a dynamic real estate market, offering a variety of compelling prospects. The region has a promising future, as it is shown by the projects presented in this publication.

The investment opportunities presented concern various sectors and functions, among which are: innovation parks & advanced services, student housing and mixed use, industry, hospitality and commercial. The projects are presented by the following public administrations: the Emilia-Romagna Region, the Bologna metropolitan area and the Municipalities of Argenta, Cesena, Ferrara, Fidenza, Forlì, Imola, Modena, Parma, Piacenza, Ravenna, Reggio Emilia and Rimini.



this is Emilia-Romagna

Emilia-Romagna, with a population of about 4.5 million, is one of Italy's leading regions with a development model that showed its ability to generate high levels of richness (GDP per capita +13.5% higher than EU27 average)¹, as well as elevated standards in welfare and public services (1st Italian region for efficiency of the healthcare system)². Thanks to its dynamic and internationalised economy, the region is first in Italy for per capita exports³. In this land of beauty, you can visit UNESCO sites - our Apennines, our cities of art, the Po River Delta - or enjoy our coasts, attending the many international cultural and sport events we host here, with more than 60 million overnight stays in 2024⁴.

The region boasts a world-famous Motor Valley - with brands as Ferrari, Ducati and Lamborghini - and a Food Valley with 44 regional PDO and PGI certified food products including Parmigiano Reggiano and balsamic vinegar. Knowledge is a core-asset: we are the 1st region in Italy for innovation⁵, with more than 166,000 students⁶ in our universities. The business environment is ideal for real estate and expansion investments also thanks to supportive and effective institutions.

This region is strongly projected towards the future with its **international Data Valley**, as it boasts top world supercomputers (including Leonardo, the top 6th in the world⁷), cutting-edge data centres as ECMWF, a wide 'big data community', policies supporting talents and new investments, and a dynamic business environment aimed to put Europe on a par with the American and Chinese giants.

Sources: ¹ Eurostat 2021 - ² Demoskopika 2020 - ³ Istat-Coeweb 2022, data processing by ART-ER - ⁴ Unioncamere Emilia-Romagna 2022 - ⁵ European InnovationScoreboard 2023, Transatlantic Subnational Innovation Competitiveness Index 2.0 2023 - ⁶ MIUR 2023 - ⁷ Top500, June 2023

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**INNOVATION PARKS
AND ADVANCED SERVICES**



**STUDENT HOUSING
AND MIXED USE**



INDUSTRY



**HOSPITALITY
AND COMMERCIAL**



• Emilia-Romagna





Bologna metropolitan area

The Bologna metropolitan area, with 55 municipalities and a population of one million inhabitants, is a gateway to both national and international markets and is situated at the crossroads of Europe.

Center of the Emilia-Romagna Region, Bologna metropolitan area is renowned for its manufacturing companies, the motor industry and the Imola racetrack, solid physical and social infrastructures and exceptional quality of life. Bologna is home to Europe's first university and to several national and European research centers - including the European Centre for Medium-Range Weather Forecasts and the National Centre for Supercomputing- and in the Tecnopolo Manifattura are hosted world class preexascale supercomputers.

Bologna is investing in the major project called Bologna, European City of Knowledge, which is a new urban platform for science and research based on urban regeneration and innovative services throughout the metropolitan area. Investments in the redevelopment and regeneration of urban areas, also driven by the growing attractiveness of the metropolitan area to new residents, students and tourists, are indeed shaping the future of Bologna and offering excellent investment opportunities.

Invest in Bologna is the public and free service that provides support to operators interested in setting up and developing their businesses in the Bologna metropolitan area.

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'Tecnopolo Manifattura - Data Valley Hub' - the Tower and Ballette buildings



Municipality:

Bologna (Bologna metropolitan area)

Proprietary Organization:

Emilia-Romagna Region

Category:

Brownfield

Total Surface Area:

About 42,000 m²

Accessibility:

Airport: 6.9 km (G. Marconi - Bologna)

Train Station: 5 km (Bologna central station)

Highway: 3.5 km

Transport (bus/tram): 0.1 km

Freight Village: 17 km

Port: 81 km (Port of Ravenna)

The Tecnopolo Manifattura - Data Valley Hub in Bologna is an international digital hub hosting supercomputers including LEONARDO (funded by EuroHPC and CINECA on behalf of Italian Minister of University and Research) ranked 6th in the Top500 list of the fastest supercomputers in the world (Jun 2023).

Organizations hosted and to be hosted in the technopole include: Cineca, ECMWF and INFN with their data centres, the Competence Center Industry 4.0 BI-REX, and many other organizations (ENEA, Rizzoli, CMCC, ItaliaMeteo, ICSC, ENEA, IFAB, ART-ER).

This area aims to be home of top innovative organizations and offers a valuable investment opportunity.

Inside the area of the technopole, located in the side by Via Stalingrado, the Region planned the construction of a new building called *la Torre* (the Tower) that will have a total surface of 15,000 m², distributed on 11 floors, and the renovation of 27,000 m² of the *Ballette* building, that will be the ideal locations for the settlement of new innovative activities.

The partners of the hub include the Municipality of Bologna, four local universities, the research system (CNR, INAF), LEPIDA - the broadband network of the regional public administrations. Furthermore, the new Italian location of UNU - United Nations University will be hosted in the same area.

'Bologna, City of Knowledge' - North Quadrant



Municipality:

Bologna (Bologna metropolitan area)

Proprietary Organization:

Different private and public owners

Category:

Brownfield and greenfield

Total Surface Area:

Over 200,000 m²

Accessibility:

Airport: 7.7 km Marconi (G. Marconi - Bologna)

Train Station: 3 km (Bologna central station)

Highway: 1 km

Transport (bus/tram): 0.1 km

Freight Village: 18 km

Port: 82 km (Port of Ravenna)

Bologna, City of Knowledge is a strategic project encompassing multiple regeneration areas in the north quadrant of Bologna, which includes assets such as the Tecnopolo Manifattura - Data Valley Hub, research centers, and universities.

This hub of innovation and knowledge is located on the Via Stalingrado axis, well connected by public transport and close to the railway station. The investment opportunities concern the regeneration and expansion of the area of the trade fair district, as well as the regeneration of dismissed artisanal, productive and military areas with mixed intended use including hospitality, advanced services, commercial, entertainment, student/social housing.

In particular, a *Digital Village* will be built a few meters from the Tecnopolo Manifattura, creating a new hub of over 18,000 m² for offices, spaces, and innovative housing. The regeneration of the trade fair district includes many properties owned by BolognaFiere and is primarily concentrated in three zones. The northwest zone includes large areas with opportunities for new advanced services as well as mixed use with temporary residences. The west zone is intended for the regeneration of a production area. The southwest zone is available for accommodations, entertainment, and retail.

Ex Siapa Regeneration Area



Municipality:

Galliera (Bologna metropolitan area)

Proprietary Organization:

Municipality of Galliera

Category:

Brownfield

Total Surface Area:

194,000 m²

Accessibility:

Airport: 37 km (G. Marconi - Bologna)

Train Station: 0,2 km (Galliera)

Highway: 10 km

Transport (bus/tram): 0.1 km

Freight Village: 22 km

Port: 99 km (Port of Ravenna)

The former Siapa plant, which has long contributed to the development of the local community, occupies the area located within the Municipality of Galliera, part of the metropolitan conurbation of Bologna.

The site is conveniently located only 10 km from the highway exit of A13 Bologna-Padua, which is connected with the A1 (Milan-Naples). The Galliera train station provides excellent connections with the cities of Ferrara and Bologna, with trains running hourly, and Bologna only 34 minutes away.

The site comprises three groups of buildings and is characterized by wide open spaces, making it ideal for hosting diverse functions. Potential investments include university and student accommodation, research and healthcare facilities, and energy and agro-industry innovation. The area is suitable for production facilities, offices, research and training facilities, as well as residential options for students and senior citizens, and welfare and social-health facilities.

Altedo Production Hub



Municipality:

Malalbergo, Bentivoglio, San Pietro in Casale (Bologna metropolitan area)

Proprietary Organization:

Several private owners

Category:

Brownfield and greenfield

Total Surface Area:

Over 10,000 m²

Accessibility:

Airport: 28 km (G. Marconi - Bologna)

Train Station: 10 km

Highway: 2 km

Transport (bus/tram): 0.4 km

Freight Village: 23 km

Port: 94 km (Port of Ravenna)

The Altedo is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. The area is located across the three municipalities of Bentivoglio, Malalbergo and San Pietro in Casale. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines.

The area hosts about 110 companies ranging from small to medium in size. The available lots are particularly well equipped for industrial needs, thanks to their strategic position and proximity to the A13 highway, as well as the intermodal logistics center, the Interporto of Bologna. The Altedo site is equipped to host the following operations: manufacturing, artisanal and industrial production and other related operations.



Martignone Production Hub

**Municipality:**

Anzola dell'Emilia, Valsamoggia (Bologna metropolitan area)

Proprietary Organization:

Several private owners

Category:

Brownfield and greenfield

Total Surface Area:

Over 10,000 m²

Accessibility:

Airport: 14 km (G. Marconi - Bologna)

Train Station: 3 km

Highway: 7 Km

Transport (bus/tram): 0.4 km

Freight Village: 60 km

Port: 108 km (Port of Ravenna)

Martignone is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. The Martignone industrial zone, located across the two municipalities of Valsamoggia and Anzola dell'Emilia, is a strategic asset for the entire region. The area is characterized by its excellent location and well-developed manufacturing structure. The Martignone site is equipped to host the following operations: manufacturing, artisanal and industrial production, and other related operations.

Today, there are about 175 companies that operate at the site, half of which are part of the manufacturing industry. Currently, most of the activity at the site is connected to the fabrication of various machines and metal products, while a smaller number of companies are specialized in artisanal production, wholesale and retail trade, and various other services. Finally, an important leader nationally and worldwide in the production of fibers for brooms and brushes is located at the Martignone industrial zone.



San Carlo Production Hub

**Municipality:**

Castel San Pietro Terme, Castel Guelfo (Bologna metropolitan area)

Proprietary Organization:

Several private owners

Category:

Brownfield and greenfield

Total Surface Area:

Over 10,000 m²

Accessibility:

Airport: 33 km (G. Marconi - Bologna)

Train Station: 3 km

Highway: 2 km

Transport (bus/tram): 0.4 km

Freight Village: 16 km

Port: 60km (Port of Ravenna)

San Carlo is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. The area is located across the two municipalities of Castel San Pietro Terme and Castel Guelfo. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. The area currently hosts around 250 companies, most of which operate in the manufacturing and trade sectors.

Along with the presence of some companies specialized in the production of plastic and rubber products, there are several small metallurgy operations, an important company in the automotive supply chain, and a multinational company that manufactures electronic appliances. The San Carlo site is equipped to host the following operations: manufacturing, artisanal and industrial production and other related operations.



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Imola Production Hub



Municipality:

Imola (Bologna metropolitan area)

Proprietary Organization:

Several private owners

Category:

Brownfield and greenfield

Total Surface Area:

Over 10,000 m²

Accessibility:

44 km (G. Marconi - Bologna)

Train Station: 2 km

Highway: 1 km

Transport (bus/tram): 0.4 km

Freight Village: 51 km

Port: 48 km (Port of Ravenna)

Imola is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. The area is located in the municipality of Imola. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. Imola represents one of the major production centers of the Bologna metropolitan area. The site is equipped to host the following operations: manufacturing, artisanal and industrial production and other related operations.

There are already over 1,000 companies currently operating in the same area, many of which are specialized in woodworking and the production of wooden packing materials. Various other small companies specialized in mechanical parts for various uses and medium-sized companies focused on packaging and electric machinery work out of the Imola site as well, along with various other tertiary and commercial companies.



STUDENT HOUSING AND MIXED USE



INNOVATION PARKS AND ADVANCED SERVICES

'Innovation Park' Osservanza Complex



Municipality:

Imola (Bologna metropolitan area)

Proprietary Organization:

CON.AMI - Consorzio Azienda Multiservizi Intercomunale

Category:

Brownfield

Total Surface Area:

123,000 m²

Accessibility:

Airport: 45 km (G. Marconi - Bologna)

Train Station: 1.5 km (Imola)

Highway: 7 km

Transport (bus/tram): 0.3 km

Freight Village: 54 km

Port: 54 km (Port of Ravenna)

The Osservanza area, in the historic center of Imola, is one of the city's most significant redevelopment projects. Originally built in 1890 as a psychiatric hospital, the complex consists of large pavilions surrounded by a beautiful park with tree-lined avenues.

The regeneration project has high potential due to its dimensions and prime location. The area is ideal for student housing being within walking distance from the departments of the University of Bologna located in Imola, such as nursing, applied pharmacy, physiotherapy, and landscape sciences, among others. The area is also close to the train station, which has over 50 trains per day linking Imola to Bologna in just 30 minutes. The regeneration

project shows high potential due to the growing demand for student accommodation that the current available facilities cannot meet.

As part of the funding of the NRRP national plan and the *Metropolitan Network for Knowledge: the Greater Bologna* plan, the re-functionalization of some buildings was financed for the construction of an Innovation Park within the Osservanza complex, in which intangible interventions and services for culture and creativity (International Music Academy), innovation and sustainability are planned. The construction sites for these interventions have already begun.



Molino Poiano

**Municipality:**

Imola (Bologna metropolitan area)

Proprietary Organization:

Ladumex S.p.A

Category:

Brownfield

Total Surface Area:

12,500 m²

Accessibility:

Airport: 45 km (G. Marconi - Bologna)

Train Station: 150 m (Imola station)

Highway: 2.5 km

Transport (bus/tram): 0.7 km

Freight Village: 50 km

Port: 54 km (Port of Ravenna)

Molino Poiano is a complex of valuable industrial architecture located a short distance from the railway station (150 m) and less than 1 km from the historic centre of Imola. The complex - approximately 10,000 m² - is made up of 4 main buildings of different sizes, on a land of 1.25 hectares.

The permitted intervention makes it possible to transform the existing disused industrial complex into a new area characterized by the presence of different intended uses. Given its strategic position and valuable characteristics, hospitality can be the main new function of the area, also with mixed solutions that include the construction of hotel rooms and long-stay apartments with common areas and innovative services. Imola is located in a strategic position,

connected to the G. Marconi International Airport of Bologna. Imola also has a strong international sporting vocation thanks to the presence of the Racetrack Enzo e Dino Ferrari and is part of the Motor Valley, the world-renowned industrial district.

The racetrack is a strong tourist attraction, with an annual influx of about 45,000 people between sporting events and major events. Imola is therefore an attractive destination for new hotel and non-hotel facilities that provide innovative products and services.



Ferrara

The province of Ferrara is the hinge between the Adriatic Sea and the Emilia-Romagna Region, a place with a population of 341,000 residents, where art and nature blend with the excellence of the territory. Located at northeast of the regional territory, Ferrara is in a strategic position with respect to the Bologna airports and hi-speed rail station and the Ravenna port. The territory boasts an outstanding historical and natural heritage with two UNESCO World Heritage Sites - the historic centre of Ferrara and the Po Delta Park - in addition to the coastal areas. Great monuments in the important Renaissance city include the Estense Castle, the Cathedral, the Palazzo dei Diamanti, the medieval walls. Quality of life is high with cultural attractions that include the world's biggest Busker Festival, a historic theatre and a summer music festival with international star guests.

The University of Ferrara has more than 26,000 students enrolled (Miur, 2021-22 academic year) with about 70 degree courses (of which 6 entirely in English). The main industries are mechanical engineering, building and agribusiness but the territory also specialises in fashion and the chemical industry, as well as having an important exhibition centre.

The Municipality of Ferrara and the Development Agency Sipro actively collaborate to attract new investments and to ensure a sustainable territorial development.

Via Boschetto building



Municipality:

Ferrara (province of Ferrara)

Proprietary Organization:

Azienda Unità Sanitaria Locale di Ferrara

Category:

Brownfield

Total Surface Area:

15,630 m²

Accessibility:

Airport: 50 km (G. Marconi - Bologna)

Train Station: 5 km

Highway: 20 km

Transport (bus/tram): 0.2 km

Freight Village: 42 km

Port: 78 km (Port of Ravenna)

The property includes seven buildings built in different periods - equal to about 6,400 m² of usable area surrounded by a large open area of 15,630 m² - and represents an ideal location to develop new real estate projects in sectors such as tourism/hospitality, student house, senior house or social housing. The property is not subject to restrictions for renovation. The surrounding area will be partly a parking lot and partly a green area.

The property is located in the south-east zone of the city of Ferrara - very close to rail link and motorway connection - with access from via Boschetto.

Building 1 has a three-storey central part and two side wings of one floor with terraces above the roof. Building 2 of one floor is adjacent to Building 1. Building 3 also consists of a one floor and is connected to the other buildings with covered paths. Building 4 of three floors is adjacent to Building 2 with a basement and an attic. Building 5 has two floors. Building 6 consists of a single floor above ground with a gable roof. Building 7 also consists of a single floor above ground with a four-pitch roof.

Via Mayr building



Municipality:

Ferrara (province of Ferrara)

Proprietary Organization:

Azienda Unità Sanitaria Locale di Ferrara

Category:

Brownfield

Total Surface Area:

1,720 m²

Accessibility:

Airport: 50 km (G. Marconi - Bologna)

Train Station: 5 km

Highway: 20 km

Transport (bus/tram): 0.2 km

Freight Village: 42 km

Port: 80 km (Port of Ravenna)

Located in the historic center of the city, the building in via Carlo Mayr 106 is a former convent with an exclusive court, now owned by the University Hospital of Ferrara. The property is part of the general urban plan. The intended use of the property includes the creation of services to people, student housing and senior housing.

The building is spread over three floors and is characterized on the outside by brick masonry and pitched roof supported by a wooden structure surmounted by terracotta roof tiles. The main façade, precisely on Via Carlo Mayr, is characterized by rectangular windows and two roundarched entrance doors preceded by some terracotta steps.

Inside the building, the rooms are connected via a corridor overlooking Via Carlo Mayr. The classrooms - that originally had to correspond to the cells of the friars - take light and air from the gardens of Via Carri. There is still a staircase of the seventeenth-century that develops on four ramps serving the whole building.

The historical Market S. Stefano

**Municipality:**

Ferrara (province of Ferrara)

Proprietary Organization:

Municipality of Ferrara

Category:

Brownfield

Total Surface Area:

1,400 m²

Accessibility:

Airport: 50 km (G. Marconi - Bologna)

Train Station: 2 km

Highway: 8 km

Transport (bus/tram): 0.1 km

Freight Village : 40 km

Port: 81 km (Port of Ravenna)

Historical Market S. Stefano is located in Ferrara a few steps from the Cathedral of Ferrara and equally well served by many municipal parking areas; it is located in a key location in relation with the new ongoing revitalization processes, which are re-shaping the city.

The building is in good conditions, without important urban planning restrictions, it is a flexible space that can be used as a mix of different functions for different target users.

The property consists of a building of three floors, one of which is underground. The ground floor has a total area of about 1,400 m², of which about 1,200 m² inside and is intended largely to accommodate the stalls of the covered market and in a minor part to private commercial

activities independent from the market area. The first floor extends for about 800 m²; the side facing Via del Mercato has a large porch. The redevelopment of the building will foster the relaunch of the whole area from a commercial and tourist perspective, offering multiple services both to citizens and tourists.

Alberelli area

**Municipality:**

Argenta (province of Ferrara)

Proprietary Organization:

Municipality of Argenta

Category:

Greenfield

Total Surface Area:

27,000 m² (+51,000 m² of possible expansion)

The municipality of Argenta is located in the province of Ferrara, near the Valli di Comacchio, a series of contiguous brackish lagoons close to the Adriatic coast. The industrial area Alberelli has a surface of 27 hectares, and is close to another area of 51 hectares that is available for further expansions. The two areas are owned by the Municipality of Argenta.

The area, where there are several waterways, has a central position between the provinces of Ferrara, Ravenna and Bologna and is directly overlooking the variant of the State Road n. 16 Adriatica (SS16), connecting Argenta and Ponte Bastia (fraction of San Biagio). Vehicles and heavy vehicles can access the area through the Via Argine Marino, located

Accessibility:

Airport: 73 km (G. Marconi - Bologna)

Train Station: 1.6 km

Highway: 33 km

Transport (bus/tram): 0.1 km

Freight Village: 50 km

Port: 54 km (Port of Ravenna)

south of the area itself and connected with the main communication routes through the junction of the SS16 on Via del Fitto. This junction makes it easy to access the area both for vehicles arriving from Ferrara (through the Ferrara Sud exit) and for vehicles arriving from Ravenna.



Forlì - Cesena

The province of Forlì-Cesena is strategically located within the Adriatic area, with a population of 393,000 residents. The territory enjoys a rich historical and artistic heritage across a multitude of towns and villages, integrated with numerous food and wine itineraries. Natural attractions range from the Tuscan-Romagnolo Apennines to the coastal marine oases, as well as renowned summer destinations such as Cesenatico, that are attracting residents thanks to their high quality of life.

The main cities are Forlì and Cesena, where we also find two campuses of the University of Bologna, with about 12 thousand enrolled students and a strong international vocation. Visitor flows are also connected to two exhibition centres, in Forlì and Cesena.

This territory is becoming an important hub for the aerospace sector, thanks to the presence of top companies as Curti, the “Ciclope” Centre for International Cooperation in Long Pipe Experiments and the Forlì aeronautical technology pole. The main industries are housing and mechanical engineering followed by agribusiness, but the province is also at the heart of the regional Wellness Valley with companies as Technogym.



Forlì airport


Municipality:

Forlì (province of Forlì-Cesena)

Proprietary Organization:

ENAC (public authority)

Category:

Brownfield

Total Surface Area:

700,000 m²

Accessibility:

Airport: 0 km

Train Station: 4 km

Highway: 7 km

Transport (bus/tram): 0.2 km

Freight Terminal: 4 km

Port: 41 km (Port of Ravenna)

New facilities and hangars can be built in an area of the Forlì airport, with a total surface of 700,000 m², without constraints for the realization of new buildings. The new constructions can be devoted to aeronautical activities such as logistics, cargo, flight schools, aircraft maintenance. It's not common in Italy to find an airport with such a vast area available for so many different types of aeronautical activities.

This area is not regulated by an urbanistic plan, because the planning organization is ENAC (Italian Civil Aviation Authority). A thirty-year concession has been issued in 2022 with the possibility of extension for another 10 years upon request.

The Forlì airport is in a strategic position and is considered an important hub for the development of the Emilia-Romagna airport network. The hub is located at 7 km from the highway (A14) and about 40 km from the Port of Ravenna.



Novello District (UMI3 building)


Municipality:

Cesena (province of Forlì-Cesena)

Proprietary Organization:

Fondo Novello (Municipality of Cesena, Cassa Depositi e Prestiti, Banca Credito Cooperativo Romagnolo)

Category:

Brownfield

Total Surface Area:

Over 10,000 m²

The Novello District project is integrated in a residential context of urban regeneration rich in services and in a strategic position. The property is located on a plot that is easily accessible by public transport, very close to the historic center, the Cesena rail station, the future city hub of integrated mobility (with also a bicycle station), and the university campus.

The property is part of a territorial strategy of urban regeneration of former industrial areas that in the meantime have been surrounded by a residential context. The goal is to have a high quality of living but at affordable prices, and in fact the building will be intended for residential use, student housing, social housing. The project is included

Accessibility:

Airport: 40 km (Rimini), 92 km (Bologna)

Train Station: 900 m

Highway: 4.5 km

Transport (bus/tram): 100 m

Freight Terminal: 100 km (Bologna)

Port: 41 km (Port of Ravenna)

in the Novello Urban Redevelopment Plan, also referred to in the General Urban Plan (PUG) of the Municipality of Cesena. There are no pending building restrictions and the project is ready to start.

The building to be built (according to the project of the Redevelopment Plan) will be four floors and equipped with large accessory surfaces (balconies, etc.), in order to offer a high quality of living. The affected area is over 10,000 m². The property is located next to a park, with qualified public spaces dedicated to pedestrians and underground parking.



Modena

Modena is located in the heart of the regional Motor Valley - with brands such as Ferrari and Maserati - and boasts one of the world's most important ceramics districts in Sassuolo, representing a regional sector that exports 93% of the national value (Istat 2022) and related to the international exhibition Cersaie held in Bologna and to the national brand "Ceramics of Italy". In addition, in the northern part of the province there is one of the main biomedical districts in Europe.

The province of Modena has a population of 707,000 residents and is home to the University of Modena and Reggio Emilia with over 25,000 students enrolled in 2022-23, and the Motorvehicle University of Emilia-Romagna (MUNER).

The city of Modena enjoys an advantageous logistic position with important freight terminals and proximity to Bologna (about 40 km). The territory offers a wide range of historical and natural attractions: besides the historic centre of Modena that is UNESCO World Heritage Site, we find the Tuscan-Emilian Apennines, food excellences (from balsamic vinegar to Parmesan), and lively cultural offer (from the Pavarotti theatre to the Philosophy Festival).

Industrial Areas



Municipality:

13 municipalities of the province of Modena

Proprietary Organization:

Managed by CapModena

Category:

Brownfield and greenfield

Total Surface Area:

Several lots of different sizes

Accessibility (approximate data from Modena city):

Airport: 50 km (Bologna)

Freight Terminal: 10 km (Campogalliano, Marzaglia)

Port: 135 km (Port of Ravenna)

CapModena (www.capmodena.it), the Production Activities Areas and Service Consortium comprises 13 Municipalities from the Province of Modena: Bastiglia, Bomporto, Campogalliano, Camposanto, Castelfranco Emilia, Castelnuovo Rangone, Nonantola, Novi di Modena, Ravarino, San Cesario sul Panaro, Soliera and Spilamberto as well as the Municipality of the City of Modena. This area, 660 km² in size, has a population of 325,000 citizens. The goal of the Consortium is the reorganisation and economic development of the territory, with particular reference to the balanced growth of the production sectors, the streamlining of sites through the planning and management of production areas, as per the powers established by Law 865 of 22.10.1971, as well as the

promotion of initiatives aimed at highlighting the social meaning of work, as part of the more general economic and territorial balance of the Province.

The Consortium implements Production Installation Plans (PIP) as part of the regional planning process. The PIP areas includes several lots of different sizes, reserved for production activities and allocated to companies at special prices. In recent years the Consortium has diversified its activities and services on the suggestion of the partner Municipalities, developing important works and infrastructure for the local area.

More information on the industrial areas are available on the website: www.capmodena.it



Parma enjoys an advantageous geographic position strategically connected to the Tyrrhenian area with first-class infrastructures including one of the two most important regional intermodal facilities (CEPIM), an international airport and Fiere di Parma exhibition centre which holds global events. The territory has a population of 454,000 inhabitants (of which 198,000 in the municipality of Parma) and is home to the University of Parma, which has about 30,000 enrolled students (Miur, 2022-23).

The two main industries are mechanical engineering and agribusiness and there are various integrations between these and the European agency EFSA which is based in Parma. Indeed, Parma is the centre of the regional Food Valley. Other relevant industries are housing, pharmaceuticals and Information technology.

The province offers a rich variety of historical and natural attractions such as art cities, castles and villages, Apennine tours. Parma has been the Italian Capital of Culture in 2020/2021 and a UNESCO Creative City of Gastronomy since 2015. It is one of the capitals of the Italian music: Giuseppe Verdi and Arturo Toscanini were born here, and other great musicians - like Niccolò Paganini - also lived in Parma.



Urban Regeneration: 'Rail Station FS - ex Boschi'



Municipality:

Parma (province of Parma)

Proprietary Organization:

Proprietary Organization: STU Area Stazione S.P.A

Category:

Brownfield

Total Surface Area:

About 17,800 m²

Accessibility:

Airport: 92.4 km Marconi, 3.3 km (Parma)

Train Station: 0 km (adjacent)

Highway: 3.8 km

Transport (bus/tram): 0 km (adjacent)

Freight Village: 17 km

Port: 178 km (Ravenna), 117 km (La Spezia)

The property - which has a total surface of about 17,800 m² - is part of the area called 'PRU Stazione F.S. - ex Boschi' and is identified as STRALCIO II, surrounded by a residential zone and delimited by four roads: via Trento (east), via Europa (west), via Alessandria (south), via Brenta (north). The area is adjacent to the historic center of the city of Parma and is part of an intermodal transport hub that includes railway connection. The area is also connected by public transport and accessible by car from the main roads. The Plan of the area allows wide possibilities of intended use and variants as well. The available lots are Lot "A" and D" (building area: 3,352 m², building capacity: 8,579 m²), Lot "C" (building Area: 601 m², building capacity 7,500 m²),

Lot "E" (building area: 3,078 m², building capacity 3,900 m²). Demolition of the previous building present in the property has been already completed and the land reclamation phase is underway. Internal roads for public use - in the portion included within the perimeter of the area - are also owned by STU Area Stazione.

The routes of these roads will be adapted according to the urbanization works to be carried out inside the area.



Activity Park



Municipality:

Fidenza (province of Parma)

Proprietary Organization:

Private partners in agreement with the Municipality of Fidenza

Category:

Brownfield

Total Surface Area:

443,000 m²

Fidenza's Activity Park is an area equipped to host production activities and other services, in a strategic position between Milan and Bologna, projected to connect the existing Functional Hub of Fidenza with the city center. There are 88,600 m² available to host new companies and activities, and an additional 800 m² of facilities available for renovation. The Municipality of Fidenza has given top priority to the implementation of the Activity Park, already approved by the municipal urban planning committee, with the goal of improving the area's environmental sustainability and infrastructure, as well as creating new employment opportunities.

The Activity Park will benefit from its proximity to the Functional Hub and its commercial activities (Fidenza Village

and Fidenza Shopping Park). Over six million visitors visit the Functional Hub each year, taking advantage of the variety of services available. The area will also host a factory - Colla SpA - specialized in the production and trade of Parmigiano Reggiano. The facility is slated to be completed by the end of 2020, with a total area of 33,000 m².

Near the closest highway exit there is also a logistics center, now owned by the French multinational Stef, that is an important part of the cold food chain.



Ex-CIP and Ex-Carbochimica Area

**Municipality:**

Fidenza (province of Parma)

Proprietary Organization:

Municipality of Fidenza

Category:

Brownfield

Total Surface Area:

133,000 m²

Accessibility:

Airport: 21.3 km (Parma), 113 km (Bologna)

Train Station: 0.2 km

Highway: 2.4 km

Transport (bus/tram): 0.2 km

Freight Village: 16.7 km

Port: 118 km (Port of Ravenna)

The Ecologically Equipped Production Area, located in the city center, is a space currently occupied by the now closed chemical factories Carbochimica and CIP.

Part of the area is a Site of National Interest for environmental remediation, and remediation actions are currently in an advanced phase of implementation. The productive reuse of the area, with a potential building space of 66,500 m², is a relevant part of a larger regeneration project, focused on the Milan - Bologna railway (that passes through Fidenza) and the northern bypass of Via Emilia.

The Municipality of Fidenza acquired the property with the goal of enacting the necessary remediation actions and accomplishing a productive and ecologically sustainable reuse of the area.

The municipality foresees the possibility of productive activities of different sizes establishing themselves, prioritizing energy services, that are under unified management. The infrastructural operations already completed, involving the reorganization of the entryway to the city center, as well as other ongoing works, make the area particularly interesting for a wide range of production activities.



Piacenza

Piacenza enjoys a particularly advantageous geographical position, located at the crossroads of intermodal corridors and just 70 km from Milan, with important logistics hubs and the Piacenza Expo international exhibition centre. The province has a population of 286,000 residents and is home to two important universities, the campuses of the Polytechnic of Milan and of the Università Cattolica del Sacro Cuore, with over 4,000 enrolled students.

The main industries are mechanical engineering (metal and hydraulic products, oil and gas supply chain), agribusiness (industrial tomatoes, viticulture, local cold cuts) and construction. The area offers a rich variety of historic and natural attractions such as castles, villages, art cities, the Po river, and hilly landscapes.

The service Invest in Piacenza (investinpiacenza.com) offers at a glance a complete overview about the industrial areas available in the province of Piacenza.



HOSPITALITY AND COMMERCIAL



STUDENT HOUSING AND MIXED USE

Ex Consorzio Agrario 'Terre Padane'

**Municipality:**

Piacenza (province of Piacenza)

Proprietary Organization:

Consorzio Agrario Terre Padane and Municipality of Piacenza

Category:

Brownfield

Total Surface Area:

128,077 m²

Accessibility:

Airport: 71 km (Milano Linate), 146 km (Bologna)

Train Station: 1.3 km

Highway: 7 km

Transport (bus/tram): 100 m

Freight Terminal: 5.8 km (Piacenza Terminal)

Port: 149 km (Port of Ravenna)

The property is in a strategic position being accessible from both the city centre and the outskirts and being close to the highway and the railway station. The area is characterised by the presence of public and productive settlements that are now dismissed or little used, such as the Terre Padane Agricultural Consortium, the former Fruit and Vegetable Market and other industrial buildings.

The total surface available for new buildings (or constructions) is over 60.000 m². The property is ideal to host student and senior housing, residences, commercial services, restaurants, offices and other typologies of investments. The vast dimension of the area requires a unitary transformation project to balance public

infrastructure, services and economic feasibility. The development of the area would bring benefits to the entire city, promoting a significant economic growth and generating new green areas, public parking, and the development of service networks.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, and University of Parma), research centers (MUSP and LEAP laboratories, Siemens Digital Experience Center) and a relevant presence of companies in sectors as mechatronics, automation, logistics, construction, food, etc.



HOSPITALITY AND COMMERCIAL



STUDENT HOUSING AND MIXED USE

Ex Ospedale Militare

**Municipality:**

Piacenza (province of Piacenza)

Proprietary Organization:

Italian Ministry of Defence

Category:

Brownfield

Total Surface Area:

29,850 m²

The property is in a strategic position with respect to the city and very well connected by the transport services. The area includes buildings of architectural value, it is currently dismissed and has some architectural constraints (D.lgs 42/2004).

Intended uses of the property includes tourism and hospitality, offices, residential, student/senior/social housing. The total surface of the area is 29,850 m², with 13,800 m² of covered area and 120,000 m³ of total volume.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, University of Parma), research centers (MUSP and LEAP laboratories, Siemens Digital Experience Center) and a relevant presence of companies

in the following sectors: mechatronics and automation, logistics, packaging machinery, chemicals, transport, building materials, construction and infrastructure, food, agricultural machinery.



HOSPITALITY AND COMMERCIAL



STUDENT HOUSING AND MIXED USE

Bastione Borghetto Building



Municipality:

Piacenza (province of Piacenza)

Proprietary Organization:

Agenzia del Demanio

Category:

Brownfield

Total Surface Area:

4,848 m²

Accessibility:

Airport: 68 km (Milano Linate), 153 km (Bologna)

Train Station: 3.7 km

Highway: 2.4 km

Transport (bus/tram): 0.2 km

Freight Terminal: 3.7 km (Piacenza Terminal)

Port: 149 km (Port of Ravenna)

The property is in a strategic position with respect to the city and very well connected by the transport services. Intended uses of the property includes student and senior housing, offices, residential, tourism and hospitality. The total surface of the area is 4,848 m², with 1,900 m² of covered area and 20,000 m³ of total volume.

The area includes buildings of architectural value with some architectural constraints (D.lgs 42/2004) being close to the old walls. The property is included in the General Urban Plan (PUG) of the Municipality of Piacenza, it is currently dismissed and needs reclamation.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, University of Parma), research centers (MUSP and LEAP laboratories, Siemens Digital Experience Center) and a relevant presence of companies in the following sectors: mechatronics and automation, logistics, packaging machinery, chemicals, transport, building materials, construction and infrastructure, food, agricultural machinery.

A stylized illustration of a Ravenna basilica, likely the Basilica of Sant'Apollinare Nuovo, rendered in a teal and yellow color scheme. The building is set against a red background with a yellow geometric pattern of triangles and squares. The word "Ravenna" is written in large, white, sans-serif font across the center of the image.

Ravenna

An urban center with a long and varied history, Ravenna is famous around the world for the beauty of its Byzantine mosaics and the fascinating basilicas and churches that enrich the historic city center and make Ravenna the ideal destination for a holiday dedicated to art history.

With over 157,000 inhabitants, Ravenna is the second-largest municipal territory in Italy (after Rome) and is home to lively beaches. The quality of life is high with a natural and historic heritage including two Unesco World Heritage Sites: the historic centre of Ravenna and the Delta Po Park. Indeed, tourism industry is a relevant economic factor with attractions such as the Mirabilandia water park and the tomb of Dante Alighieri.

The city center is just 8 km from the sea and is connected directly to the coast via a system of canals, with the area 'Darsena di città' that offers valuable investment opportunities. The Ravenna port - the only one in Emilia-Romagna region - is the driving force of the area's economy, and thanks to its strategic position, represents a key logistic hub that handled 27.3 million tons of goods in 2022. The Port is also involved in very relevant investments in renewable energy as the Agnes project: a maxi offshore wind farm with floating solar photovoltaic and green hydrogen production.



STUDENT HOUSING AND MIXED USE



HOSPITALITY AND COMMERCIAL



INNOVATION PARKS AND ADVANCED SERVICES

Darsena di città

**Municipality:**

Ravenna (province of Ravenna)

Proprietary Organization:

Multiple private owners

Category:

Brownfield

Total Surface Area:87,452 m² (Ex Consorzio), 31,160 m² (Ex CMC), 84,896 m² (Ex Fiorentina)**Accessibility:**

Airport: 60 km (Rimini), 84 km (Bologna)

Train Station: 1-2 km

Highway: 25-35 km

Freight Terminal: 1.6 km

Port: 6 km (Port of Ravenna)

The Ex Consorzio Agrario, Ex CMC and Ex Fiorentina properties are located in an area historically called *Darsena di Città* (city dock - www.darsenaravenna.it) which includes the Candiano Canal, the old port district.

The area is part of an important plan of urban regeneration and has many strengths such as the panoramic view of the Candiano canal and the historic city, the position overlooking both the water and the city, proximity to the railway station and the city centre through the pedestrian connection along the quay, the connection through the public transport service network, the proximity to some important road routes.

The proposal for the redevelopment of the area was born with the aim of creating a new district with high urban and environmental quality characterized by an extensive urban park, an industrial archaeology building redeveloped for commercial use, and the creation of places with multipurpose cultural value.

The Ex Consorzio Agrario is a former industrial area already reclaimed. In the Ex CMC area, owned by Conad, most of the buildings will be demolished to make way for new settlements, except an industrial archaeology building that will be safeguarded. The "Ex Fiorentina" area - owned by Fiorentina Srl and Esso - includes three buildings (of which two are safeguarded), two hangars and one high drying room.



LOGISTIC

Logistica 1&2 development

**Municipality:**

Ravenna (province of Ravenna)

Proprietary Organization:

SAPIR S.p.A and Port Authority of Ravenna

Category:

Brownfield

Total Surface Area:810,000 m² (L1 460,000 + L2 350,000)**Accessibility:**

Airport: 55 km (Rimini), 89 km (Bologna)

Train Station: 7 km (Ravenna station)

Highway: (A14 north - A14 south) 13 km - 34 km

Transport (bus/tram): 2 km

Freight Terminal: 0 km (railway adjacent to the L1 area), 80 km (Bologna freight Village)

Port: 0 km (adjacent to the Port of Ravenna)

The two areas - called Logistica 1 (L1) and Logistica 2 (L2) - are part of the POC (Municipal Operational Plan) and cover a total of about 80 hectares with a useful area of 42 hectares for building development.

These large areas represent a great business opportunity for the development of logistics and production activities in the Ravenna Port. The area L1 is owned by SAPIR S.p.A. and is totally private, while the area L2 is owned by the Port Authority of Ravenna. The two areas are perfect for intermodal logistics because they are adjacent to road, railway and port (road and rail connection with the south port current). A central road axis between L1 and L2 - the

SS67 Via Classicana - connects the port to the motorways for the north and south of Italy.

The L1 area has already obtained the planning authorizations necessary for development, while the L2 area is directly managed by the Port Authority. The Ravenna Port is also involved in very relevant investments in renewable energy, as the Agnes project, managed by Qint'x and Saipem: a maxi offshore wind farm with floating solar photovoltaic and green hydrogen production, connected to the hub.



Reggio Emilia, home to over 170,000 inhabitants, is an urban centre that has undergone an important development phase over the last several years. The city is linked to Milan and Bologna via the Mediopadana Station on the High Speed rail line connecting northern and southern Italy. The Station itself is another point of interest of the city, an amazing structure designed by Spanish architect Santiago Calatrava. The Reggiane Innovation Park represents an important European hub for business and research.

Reggio Emilia has shaped its development on knowledge economy and innovation, aiming at smart and sustainable growth. Well-known throughout the world for its education system, Reggio Emilia is home to the University of Modena and Reggio Emilia with over 25,000 students enrolled in 2022-23. The territory is characterized by an economic system rooted in the services and the tertiary sector, with strong companies in industrial sectors as well. Indeed, the production activities present in the area work in various sectors, such as mechanical engineering and mechatronic, ceramics, agri-food, fashion & design.

Several large industrial groups – like Max Mara Fashion Group – chose Reggio Emilia. Besides an important specialization in agricultural machinery, the local food industry is distinguished by the production of the area's typical gourmet cheese Parmigiano Reggiano, known and exported around the world.

Reggiane Innovation Park



Municipality:

Reggio Emilia (province of Reggio Emilia)

Proprietary Organization:

STU Reggiane SpA - Reggiane Parco Innovazione

Category:

Brownfield (laboratories, residential, office)

Total Surface Area:

350,000 m²

Accessibility:

Airport: 68 km (G. Marconi - Bologna)

Train Station: 0.2 km (4.5 to high speed train station)

Highway: 5 km

Transport (bus/tram): 0 km

Port: 150 km (Port of Ravenna)

Freight terminal: 23 km

The project focuses on the requalification of a large area, once the home of Reggiane Mechanic Workshops, through the creation of the Reggiane Innovation Park, a new European hub for business and research that is part of a larger development project, focused on the northern part of the city.

As part of the aforementioned project, six sheds, that now host laboratories and innovative companies, have already been renovated, combining the conservative restoration of historic industrial buildings with new highly sustainable construction techniques and smart technologies.

The Technopole of Reggio Emilia, part of the Emilia-Romagna Technopoles Network of the Emilia-Romagna region, is located in Shed #19. Various infrastructural interventions, as well as the requalification of three other sheds, are underway. Professional associations, research laboratories, innovative companies, and various cultural and creative activities will call these new sheds home. The remaining area is available for planning and development, both in existing sheds and open areas, in accordance with the ongoing project. The Park is connected to the city center in the south, is close to the High Speed station and the motorway, and to the east it is bordered by the future location of the Campovolo Arena, a new space for worldclass performances.

Palazzina Emme



Municipality:

Reggio Emilia (province of Reggio Emilia)

Proprietary Organization:

STU Reggiane SpA - Reggiane Parco Innovazione

Category:

Brownfield

Total Surface Area:

3,600 m²

Accessibility:

Airport: 68km (G. Marconi - Bologna)

Train Station: 0,1 km

Highway: 5 km

Transport (bus/tram): 0.1 km

Freight Terminal: 86 km (Bologna freight village)

Port: 152 km (Port of Ravenna)

The Palazzina Emme project has been created to provide a new student house in response to the growth of the University of Modena and Reggio Emilia. Indeed, the property is located within the Reggiane Innovation Park, an international innovation hub, where the IV Campus of the University of Modena and Reggio Emilia is based. The property was previously occupied by an administrative building of an ex large company in the mechanical industry sector (Officine Meccaniche Reggiane) in an area that now is part of a large urban redevelopment plan.

The student house has a total surface of 3,600 m² divided over three floors. Basement floor has recreation facilities including a gym, management services, kitchens, car and bicycle parks and photovoltaic system. The ground and the first floors have 80 bed spaces, of which 8 for the disabled, and recreational, cultural, educational and management services.

Besides proximity to the university, the strategic location of the Palazzina Emme is also very close to the high speed station Mediopadana, that connects to Bologna in 20 minutes, and to Milan and Florence in 1 hour.



Rimini looks out over the Adriatic Sea, is home to 151,000 residents and is the center of the Romagna Riviera, a destination for tourists from around the world. Founded by the ancient Romans, that made the spot one of the major points in their Mediterranean network, Rimini features a historical and artistic heritage of great importance, including the “Tempio Malatestiano” di L.B. Alberti, a symbol of the Renaissance, Castel Sismondo the castle and residence of Sigismondo Pandolfo Malatesta, other villas and noble palaces, archeological sites and squares of great interest.

Rimini is also the hometown of celebrated director Federico Fellini, who describes the city's magic atmosphere in his films. The area's economy is based on tertiary tourism services, but the development of this industry has simultaneously fostered the development of several others, including: advanced tertiary services, trade, construction, and industrial production. These last sectors feature primarily small and medium enterprises working in the food, woodworking, construction, furniture, clothing and publishing industries.

Agriculture and fishing, that for centuries made up the city's major economic resources, have become secondary industries, decentralized due to constantly increasing tourist activities. Today, Rimini is a dynamic city, constantly changing, with many cultural, environmental and urban requalification projects underway.

Italian Wellness Factory

**Municipality:**

Rimini (province of Rimini)

Proprietary Organization:

Rimini Terme Sviluppo Srl

Category:

Brownfield

Total Surface Area:

68,197 m²

Accessibility:

Airport: 0.5 km (F. Fellini - Rimini)

Train Station: 2.9 km

Highway: 6 km

Transport (bus/tram): 0 km, Metro Mare 0.5 km

Port: 8.1 km (Port of Ravenna)

The project area is located in the south of Rimini in the zone Miramare, directly between Rimini and Riccione. Inside this area there is the ex-Colonia Novarese (built in 1933-34), an important example of rationalist architecture as applied to a heliotherapy colony in the 30s. The structure consists of a single isolated body that extends horizontally, parallel to the beach. The elongated shape, with two rounded mastheads at the end of each side, recalls, both on paper and in person, the idea of a ship.

The area can host a hospitality activity (in the existing building) and a new construction of 5,000 m² for other activities such as a conference hall. The Municipality of Rimini, the Local Health Authority of Romagna, and Alma

Mater Studiorum - the University of Bologna - signed a memorandum with the aim of pursuing a project that involves the construction of various spaces dedicated to prevention, health and sports, in a new vision of the city as a Wellness Factory.

The execution of such a project is an example of the municipality's dedication to the regeneration and functional recovery of public assets, like the Colonia Novarese, enhancing not only buildings and structures, but their surrounding areas as well.

Fiori e tragitti

**Municipality:**

Rimini (province of Rimini)

Proprietary Organization:

Municipality of Rimini

Category:

Brownfield

Total Surface Area:

4,200 m²

Accessibility:

Airport: 0.5 km (F. Fellini - Rimini)

Train Station: 2.7 km

Highway: 3.5 km

Transport (bus/tram): 0 km, Metro Mare 0.5 km

Port: 3 km (Port of Ravenna)

The project area, known as Rimini-Marina Station, is one of the several areas that are part of the municipality's Sea Park project. Three buildings were built on the location from 1926 to 1932: the passenger building (530 m² of total surface area), the warehouse (no longer present) and the train workshop (450 m²). The ex-Rimini-Marina Station is a testimony to the railway connecting Rimini and San Marino that was closed in 1944.

The project *Fiori e Tragitti* (Flowers and Journeys) has the end goal of enhancing and promoting the cultural and environmental assets of the area, to improve its image and attractiveness to tourists. The purpose of this requalification is to unite the past and the present, Rimini's historic nature

with its increasing tourism, bringing together initiatives that encourage the use of the municipality's assets and an increase in yearly visitors and passengers.

The major operations foreseen are: the cultivation of various flowers in the surrounding area; an office-space and a ticketing office in the passenger building; and a food court and a flower market, as well as a permanent museum chronicling the history of the railway, in the workshop. The ex-warehouse space will likely become an office that will serve a public purpose to be determined at a later date.





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